

**City of Greensboro Planning Department  
Zoning Staff Report  
August 14, 2006 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** B  
**Location:** 1301-1303 American Legion Street (north side of American Legion Street between Campbell Street and Fairview Street)

**Applicant:** Summit House, Inc.  
**Owner:** Dan Souther

**From:** GB  
**To:** CD-GO-M

**Conditions:** 1) Uses: Limited to a Group Care Facility.

SITE INFORMATION	
<b>Maximum Developable Units</b>	N/A
<b>Net Density</b>	N/A
<b>Existing Land Use</b>	Undeveloped
<b>Acreage</b>	0.59
<b>Physical Characteristics</b>	<i>Topography:</i> Generally flat <i>Vegetation:</i> Grass <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Low Residential / Industrial/Corporate Park
<b>Other</b>	N/A

SURROUNDING ZONING AND LAND USE		
<b>Location</b>	<b>Land Use</b>	<b>Zoning</b>
<i>North</i>	Single Family Residential / Office-warehouse	RM-18/GB
<i>South</i>	Undeveloped	GB
<i>East</i>	Undeveloped	GB
<i>West</i>	Single Family Residential	RM-18

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned GB since July 1, 1992. Prior to the implementation of the UDO, it was zoned Commercial N.

DIFFERENCES BETWEEN GB (EXISTING) AND CD-GO-M (PROPOSED) ZONING DISTRICTS
<b>GB</b> Primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks
<b>CD-GO-M:</b> Primarily intended to accommodate moderate intensity office and institutional uses, moderate density residential uses at a density of 12.0 units per acre or less, and supporting service uses. See Conditions for use limitation.

TRANSPORTATION	
<b>Street Classification</b>	Campbell Street – Local Street.
<b>Site Access</b>	GDOT will approve a maximum of one access point. All access points must meet City of Greensboro standards.
<b>Traffic Counts</b>	None available.
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types.
<b>Transit</b>	Yes.
<b>Traffic Impact Study</b>	Not required per TIS Ordinance.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

ENVIRONMENTAL REVIEW	
<b>Water Supply Watershed</b>	No, site drains to North Buffalo Creek
<b>Floodplains</b>	N/A
<b>Streams</b>	N/A
<b>Other</b>	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	15% of the total site for lots less than 55,000 square feet
<i>South</i>	
<i>East</i>	
<i>West</i>	

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 7C.1: Ensure that adequate land is zoned and has infrastructure available for the various stages of business development.

POLICY 7C.3: Identify brownfield sites and underutilized/abandoned properties and buildings and expedite opportunities for development.

Community Facilities Goal: Provide community facilities, services, and infrastructure in a cost-effective manner to meet citizens' needs, contribute to quality of life, and support desired land use patterns.

### Connections 2025 Map Policies:

*The area requested for rezoning lies within the following map classifications:*

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Industrial/Corporate Park: This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

## CONFORMITY WITH OTHER PLANS

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** N/A

**Other Plans:** N/A

## STAFF COMMENTS

**Planning:** A Group Care Facility is defined as: “A facility (by whatever name it is called, other than “Family Care Home” as defined by this Ordinance) with support and supervisory personnel that provides room and board, personal care, or habilitation services in a family environment for not more than thirty (30) people in a residential or office district and for not more than forty (40) people in any other district.” A Group Care Facility must be separated from another Group Care Facility or Shelter for the Homeless by one-quarter mile.

The zoning pattern for this immediate area has remained very stable over the years. The relationship of commercial, office, multifamily and heavy industrial districts has not changed since the implementation of the UDO.

This downzoning from a commercial district to an office district is compatible with existing GO-M zoning south of American Legion Street. It also offers a transitional district between existing General Business zoning and the residential areas to the west.

This request is consistent with both the Low Residential and Industrial/Corporate Park land use classifications on the Generalized Future Land Use Map of Connections 2025. In particular, Low Residential provides for small supportive uses that are not always depicted on the future land use map.

This request meets both the Reinvestment/Infill Goal and the Community Facilities Goal as described above.

**GDOT:** No additional comments.

**Water Resources:** No additional comments.

## STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.